

6 UNITS | NON LA RSO

NOHCO
REAL ESTATE INVESTMENTS

1258 S. WOODS AVE LOS ANGELES, CA 90022

Total Units:	6
Bldg Size:	4,186 sf
Lot Size:	5,464 sf
GRM:	9.3 (actual)
Cap Rate:	7.0% (actual)
Cost/Unit:	\$175,000
Cost/SF:	\$250.84
Year Built:	1929
Zoning:	LC-R4
County:	Los Angeles
APN:	5245-013-015

EXCLUSIVELY LISTED:

\$1,050,000



NOHCO REAL ESTATE

1258 S. WOODS AVE, LOS ANGELES, CA 90022

THE OFFERING

\$50K PRICE REDUCTION! This is a unique opportunity to acquire a 6 unit multifamily property located in Unincorporated LA so it doesn't fall under city of LA RSO.

Built in 1929, this Spanish style property is comprised of two separate buildings totaling 4,186sf and comprised of (6) large 1 bed/1 bath units, with decent layouts, full kitchen & bath, roomy bedroom, washer/dryer hookups, and One unit delivered Vacant and in rent ready condition.

The current tenants have good rent histories, and the property offers a strong stabilized investment with built in upside in the rents in a high demand rental market.

On a 5,464sf size lot zoned LC-R4, there a total of 6 garages in the rear w/ alley access, providing an ideal opportunity for an ADU conversion. Well located in East Los Angeles near multiple freeways, and near Citadel Outlets. This is a true Value Add Opportunity!

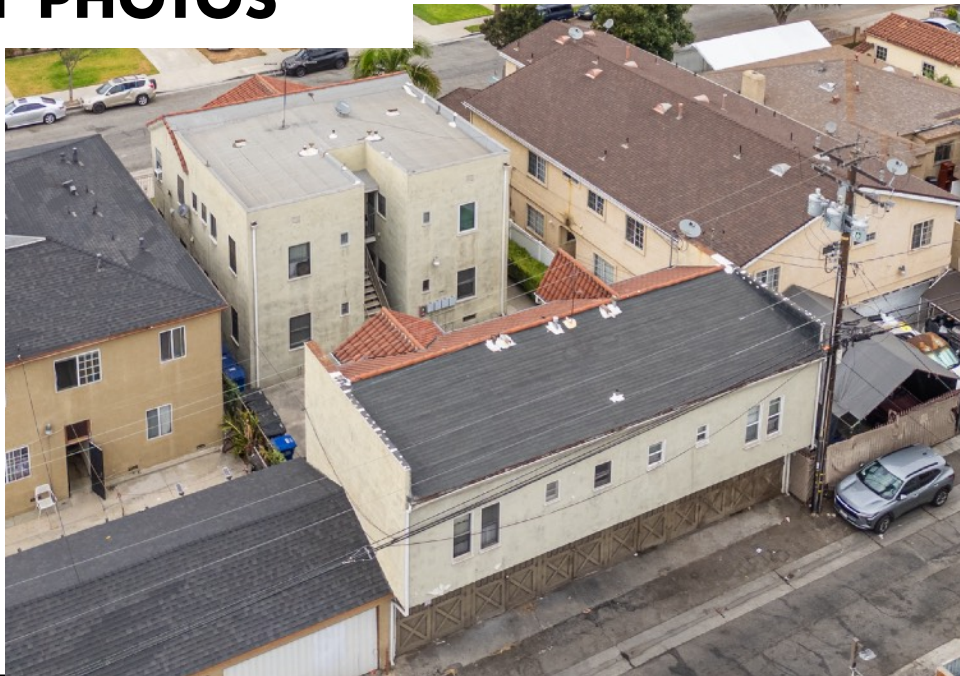
HIGHLIGHTS

- One Unit Delivered Vacant & Remodeled
- Actual 9.3 GRM/7.0% Cap Rate w/ Upside.
- LC-R4 Zoned Land w/ ADU Conversion Opportunity.
- Great East LA Location Near Citadel Outlets & Multiple Freeway Access.



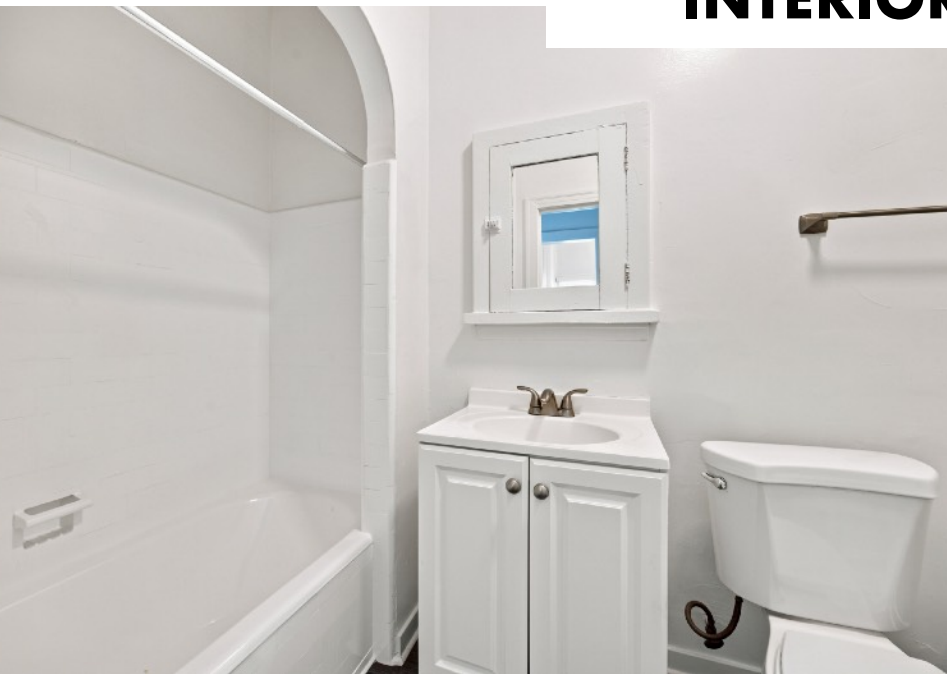


PROPERTY PHOTOS





INTERIOR PHOTOS



FINANCIAL ANALYSIS

6 UNITS | 1258 S. WOODS

PRICING SUMMARY

Purchase Price		\$1,050,000
Down Payment	30%	\$315,000

FINANCIAL INDICATORS

Actual Cap Rate	7.0%
Actual GRM	9.3
Pro Forma Cap Rate	9.0%
Pro Forma GRM	7.7
Price Per Unit	\$175,000
Price Per Sq. Ft.	\$250.84
Occupancy	83.3%

PROPERTY SUMMARY

APN#	5245-013-015
No. Units	6
No. of Buildings	2
Year Built	1929
Building Sq. Ft.	4,186
Lot Size	5,464
LA RSO	NO
Zoning	LC-R4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

PROPOSED FINANCING

Loan Amount	\$735,000
LTV	70%
Loan Type	Fixed
Interest Rate	6.95%
Amortized	30
Monthly Payment	(\$4,865)

SCHEDULED INCOME

Unit #	Unit Type	Current Rents	Pro Forma Rents
1258	1+1	\$1,697	\$1,895
1260	1+1	\$1,500	\$1,895
1262	1+1	\$1,422	\$1,895
1258 1/2	1+1	\$1,200	\$1,895
1260 1/2	1+1	\$1,723	\$1,895
1262 1/2	1+1	\$1,895	\$1,895
Total	6	\$9,437	\$11,370

ANNUAL OPERATING INFORMATION

		Current Rents		Pro Forma
Gross Scheduled Rent		\$113,244		\$136,440
Less: Vacancy Reserve	2%	(\$2,265)	2%	(\$2,729)
Effective Gross Income		\$110,979		\$133,711
Estimated Expenses				
Property Taxes (1.2%)		(\$12,600)		(\$12,600)
Insurance (actual)		(\$8,859)		(\$8,859)
Utilities (Water, Sewer, Trash)		(\$4,830)		(\$4,830)
Maintenance & Repairs		(\$7,617)		(\$7,617)
Pest & Landscaping		(\$1,582)		(\$1,582)
Legal/Licenses		(\$1,200)		(\$1,200)
Miscellaneous/Reserves		(\$1,200)		(\$2,400)
Total Expenses		(\$37,889)		(\$39,089)
Expenses Per Unit		\$6,315		\$6,515
Expenses Per SF		\$9.05		\$9.34
% of GSI		34%		29%
Net Operating Income	7.0%	\$73,090	9.0%	\$94,623
Debt Service		(\$58,384)		(\$58,384)
DSCR		1.25		1.62
Cash Flow After Debt Service	4.7%	\$14,707	11.5%	\$36,239



RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
1258	1/1	Occupied	\$1,697	\$1,895	\$1,000	10/01/26	11/30/21	MTM
1260	1/1	Occupied	\$1,500	\$1,895	\$1,000	10/01/26	1/17/19	MTM
1262	1/1	Occupied	\$1,422	\$1,895	\$900	10/01/26	3/6/15	MTM
1258 1/2	1/1	Occupied	\$1,200	\$1,895	\$900	10/01/26	3/5/14	MTM
1260 1/2	1/1	Occupied	\$1,723	\$1,895	\$1,600	10/01/26	6/28/22	MTM
1262 1/2	1/1	Vacant	\$1,895	\$1,895	-	-	-	-
	6		\$9,437	\$11,370	\$5,400			

An aerial drone photograph of a residential neighborhood in Los Angeles. The central focus is a two-story, light-colored stucco house with a red-tiled roof. This house has a flat roof section with several satellite dishes and a small antenna. To its left is another house with a brown shingled roof. To its right is a larger house with a dark grey shingled roof. In the foreground, a green lawn is enclosed by a black metal fence, with a palm tree and some shrubs. A blue and white car is parked in a driveway to the left. The background shows more houses and a street with parked cars. A semi-transparent white box with the text "DRONE PHOTO" is overlaid on the top center of the image.

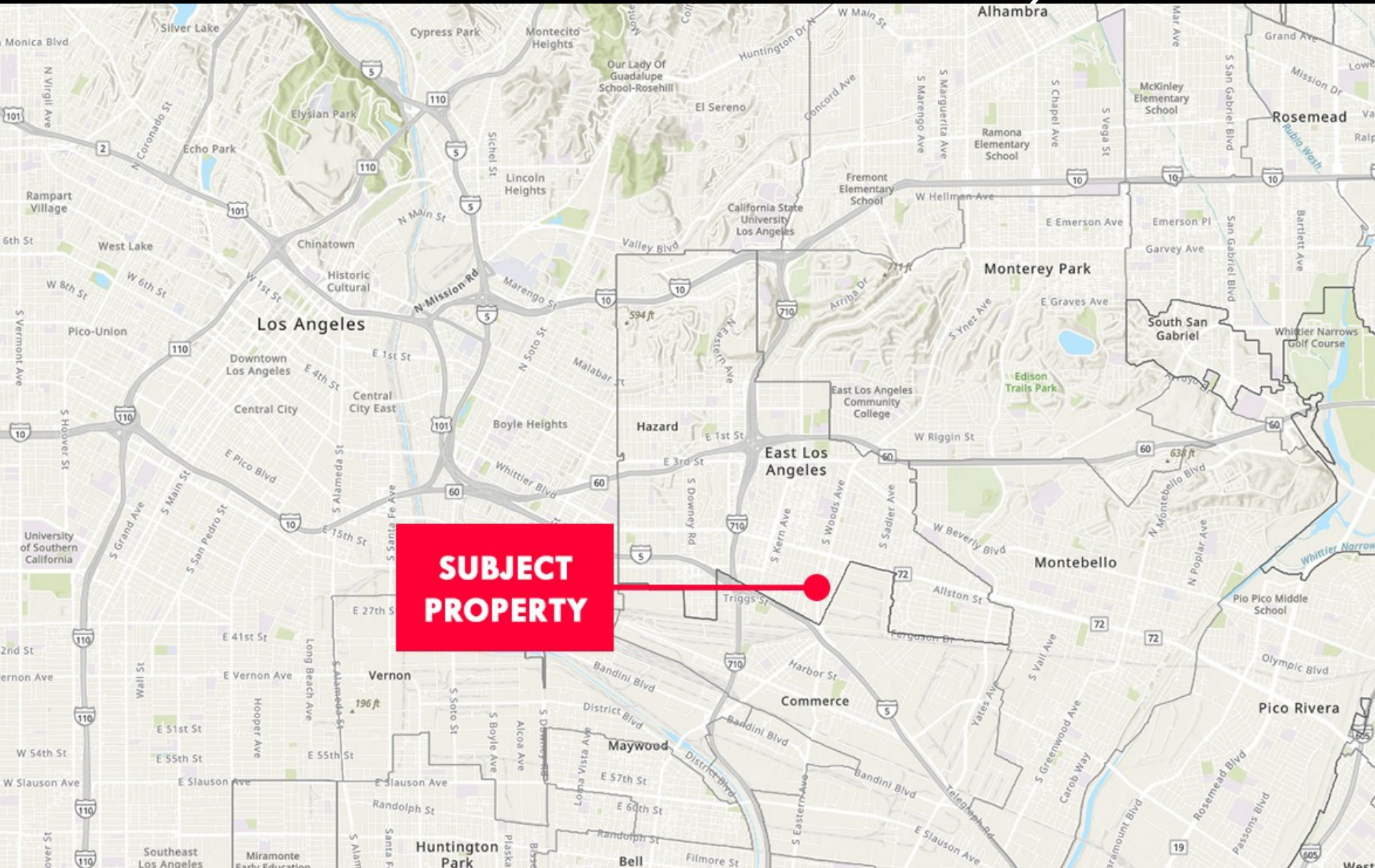
DRONE PHOTO

NOHCO REAL ESTATE

1258 S. WOODS AVE, LOS ANGELES, CA 90022

UNINCORPORATED LA MAP

NOHCO
REAL ESTATE INVESTMENTS



NOHCO REAL ESTATE

1258 S. WOODS AVE, LOS ANGELES, CA 90022



Brian Noh, CCIM
Broker | President

O: (213) 804-7647

C: (949) 308-5775

E: brian@nohco.com
[linkedin.com/in/briannoh](https://www.linkedin.com/in/briannoh)

DRE# 01438155



Bachelors Degree from University of
California, Irvine (2002)



Sold \$750M in Transactions



Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN

